

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan

OMB Approval No: 2577-0226
Expires: 03/31/2002

Agency Identification

PHA Name: **Old Bridge Housing Authority**

PHA Number: NJ 39E110-012

PHA Fiscal Year Beginning: (mm/yyyy) January 1, 2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN PHA FISCAL YEARS 2000 - 2004 [24 CFR Part 903.5]

OMB Approval No: 2577-0226
Expires: 03/31/2002

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

2

A. Mission

☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

_____ The PHA's mission is: (state mission here)

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing
Objectives:

☒ Apply for additional rental vouchers: **100**

_____ Reduce public housing vacancies:

☒ Leverage private or other public funds to create additional housing opportunities: **dollar for dollar**

_____ Acquire or build units or developments

_____ Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

_____ Improve public housing management: (PHAS score)

☒ Improve voucher management: (SEMAP score) **to 100%**

☒ Increase customer satisfaction: **maintain at 95-100%**

☒ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

_____ Renovate or modernize public housing units:

_____ Demolish or dispose of obsolete public housing:

_____ Provide replacement public housing:

_____ Provide replacement vouchers:

_____ Other: (list below)

☒ PHA Goal: Increase assisted housing choices
Objectives:

- ☒ Provide voucher mobility counseling: **to 100% of participants in need of Counseling**
- ☒ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)
- ☒ Maintain and Improve Down-Payment Based Homeownership Program: **10-15 home purchases**

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☐ PHA Goal: Provide an improved living environment
- Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted hou
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families: **by 100%**
- ☒ Provide or attract supportive services to improve assistance recipients' employability: **by 100%**
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **maintain at 100%**
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: **maintain at 100%**
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Maintain at 100%
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[24XCFR Part 903.7]

Annual Plan Type:

_____ **Standard Plan**

Streamlined Plan:

- _____ **High Performing PHA**
_____ **Small Agency (<250 Public Housing Units)**
 X **Administering Section 8 Only**

** The Old Bridge Housing Authority, with 150 Section 8 vouchers/certificates, qualifies for submission of the "Small PHA Plan Update" and shall complete same by utilizing the current PHA Plan template, pursuant to Notice PIH 2000-43.*

_____ **Troubled Agency Plan**

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

See Attachment "A", containing Executive Summary Narrative

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
Executive Summary	1
i. Table of Contents	1
1. Housing Needs	6
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	22
5. Operations and Management Policies	26
6. Grievance Procedures	27
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	34
12. Community Service Programs	35
13. Crime and Safety	38

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.
to the right of the title.

2

14. Pets (Inactive for January 1 PHAs)	40
15. Civil Rights Certifications (included with PHA Plan Certifications)	40
16. Audit	40
17. Asset Management	41
18. Other Information	41

Attachments

Required Attachments:

- _____ Admissions Policy for Deconcentration
- _____ FY 2000 Capital Fund Program Annual Statement
- _____ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

- A Executive Summary
- B Summary of Policy and Program Changes
- C Comments of Resident Advisory Board & Response of Housing Authority
(must be attached if not included in PHA Plan text)
- D Membership of the Resident Advisory Board
- E Consistency with Consolidated Plan
- F PHA Criteria for Amendments to Plan
- G Resident Membership on the PHA Governing Board
- H Summary of the Section 8 Homeownership Loan Program

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs

X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

**** Information unmodified from FY 2000 Agency Plan, with the exception of the Section 8 Waiting List which has been updated.**

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Location
Income <= 30% of AMI	985	5	2	2	5	4	3
Income >30% but <=50% of AMI	915	5	2	2	4	4	3
Income >50% but <80% of AMI	699	4	2	2	4	4	3
Elderly	1073	5	1	2	4	1	3
Families with Disabilities	n/a	n/a	n/a	n/a	n/a	n/a	n/a
White	5212	4	2	2	4	3	3
Black	485	5	2	2	4	4	3
Hispanic	368	5	2	2	4	4	3
Other	390	4	2	2	4	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s

Indicate year: 1995-1999

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data

Indicate year:

☐ Other housing market study

Indicate year:

☐ Other sources: (list and indicate year of information)

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List

Waiting list type: (select one)			
X _____ Section 8 tenant-based assistance			
_____ Public Housing			
_____ Combined Section 8 and Public Housing			
_____ Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	135		10-15
Extremely low income <=30% AMI	115	85.2%	
Very low income (>30% but <=50% AMI)	15	11%	
Low income (>50% but <80% AMI)	5	3.8%	
Families with children	50	37.%	
Elderly families	85	63%	
Families with Disabilities	25	18.5%	
White (Non-Hispanic)	120	88.9%	
Black	5	3.8%	
Hispanic	7	5.2%	
American Indian	0	0%	
Asian	3	2.1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	n/a	n/a	
2 BR	n/a	n/a	
3 BR	n/a	n/a	
4 BR	n/a	n/a	
5 BR	n/a	n/a	
5+ BR	n/a	n/a	

Is the waiting list closed (select one)? YES

If yes:

B. How long has it been closed (# of months)? 25

Does the PHA expect to reopen the list in the PHA Plan year? YES

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? NO

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
 - ☐ Reduce turnover time for vacated public housing units
 - ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
 - ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.

_____ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- _____ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- _____ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- _____ Employ admissions preferences aimed at families with economic hardships
- _X_ Adopt rent policies to support and encourage work
- _____ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- _X_ Employ admissions preferences aimed at families who are working
- _X_ Adopt rent policies to support and encourage work
- _____ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- _____ Seek designation of public housing for the elderly
- _X_ Apply for special-purpose vouchers targeted to the elderly, should they become available
- _____ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- _____ Seek designation of public housing for families with disabilities
- _____ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- _X_ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- _X_ Affirmatively market to local non-profit agencies that assist families with disabilities
- _____ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs
Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: Select if applicable ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs _____ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing Select all that apply ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations _____ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)
(2) Reasons for Selecting Strategies Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue: ☒

Funding constraints ☒ Staffing constraints ☒ Limited availability of sites for assisted housing ☒ Extent to which particular housing needs are met by other organizations in the community ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA ☒

Influence of the housing market on PHA programs ☒ Community priorities regarding housing assistance ☒ Results of consultation with local or state government ☒ Results of consultation with residents and the Resident Advisory Board _____ Results of consultation with advocacy groups _____ Other: (list below)

Statement of Financial Resources *Figures updated from FY 2000 Agency Plan[24

CFR Part 903.7 9 (b)]List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated.

For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other. **Financial**

Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,441,421	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		

Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)_		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
Interest income	\$25,000	Section 8 Support Services
4. Non-federal sources (list below)		
Developer Funds	\$150,000	Section 8 Tenant-Based Assistance
COAH Funds	\$500,000	Section 8 Tenant-Based Assistance
Total resources	\$2,116,421	

3. PHA Policies Governing Eligibility, Selection, and Admissions^[24]

CFR Part 903.7 9 (c)] **A. Public Housing N/A (Section 8 Only)** Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A. **(1) Eligibility**a.

When does the PHA verify eligibility for admission to public housing? (select all that apply)_____ When families are within a certain number of being offered a unit:

(state number)_____ When families are within a certain time of being offered a unit: (state time)_____ Other: (describe)b. Which non-income (screening) factors does

the PHA use to establish eligibility for admission to public housing (select all that apply)?_____ Criminal or Drug-related activity_____ Rental history_____

Housekeeping_____ Other (describe)_____ c. _____ Yes _____ No:

Does the PHA request criminal records from local law enforcement agencies for screening purposes? d. _____ Yes _____ No: Does the PHA request criminal records

from State law enforcement agencies for screening purposes?e. _____ Yes _____ No:

Does the PHA access FBI criminal records from the FBI for screening purposes?

(either directly or through an NCIC-authorized source)**(2) Waiting List**

Organizationa. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)_____ Community-wide list_____

Sub-jurisdictional lists_____ Site-based waiting lists_____ Other (describe)b.

Where may interested persons apply for admission to public housing? _____

PHA main administrative office_____ PHA development site management office _____ Other (list below)c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to

subsection **(3) Assignment** 1. How many site-based waiting lists will the PHA operate in the coming year? 2. _____ Yes _____ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? 3. _____ Yes _____ No: May families be on more

than one list simultaneously If yes, how many lists? 4. Where

can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? _____ PHA main administrative office

_____ All PHA development management offices _____ Management offices at developments with site-based waiting lists_____ At the development to which they would like to apply _____ Other (list below)**(3) Assignment**a. How many vacant

unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)_____ One _____ Two_____

Three or Moreb. _____ Yes _____ No: Is this policy consistent across all waiting list types?c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:**(4) Admissions Preferences**a. Income targeting:

_____ Yes _____ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or

below 30% of median area income?b. Transfer policies:In what circumstances will transfers take precedence over new admissions? (list below)_____

Emergencies _____ Overhoused_____ Underhoused_____ Medical justification_____

Administrative reasons determined by the PHA (e.g., to permit modernization work)_____ Resident choice: (state circumstances below)_____

Other: (list below)a. Preferences1. _____ Yes _____ No: Has the PHA

established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)¹. Which of the following admission preferences does the PHA plan to employ in the coming year?

(select all that apply from either former Federal preferences or other preferences)

Former Federal preferences: _____ Involuntary Displacement (Disaster, Government

Action, Action of Housing _____ Owner, Inaccessibility, Property

Disposition) _____ Victims of domestic violence _____ Substandard housing _____

Homelessness _____ High rent burden (rent is > 50 percent of income) _____ Other

preferences: (select below) _____ Working families and those unable to work

because of age or disability _____ Veterans and veterans' families _____

Residents who live and/or work in the jurisdiction _____ Those enrolled

currently in educational, training, or upward mobility programs _____ Households

that contribute to meeting income goals (broad range of incomes) _____ Households

that contribute to meeting income requirements (targeting) _____ Those previously

enrolled in educational, training, or upward mobility programs _____ Victims of

reprisals or hate crimes _____ Other preference(s) (list below)³. If the PHA will

employ admissions preferences, please prioritize by placing a “1” in the space that

represents your first priority, a “2” in the box representing your second priority, and so

on. If you give equal weight to one or more of these choices (either through an

absolute hierarchy or through a point system), place the same number next to each.

That means you can use “1” more than once, “2” more than once, etc. _____ Date and

Time _____ Former Federal preferences: _____ Involuntary Displacement (Disaster,

Government Action, Action of Housing _____ Owner, Inaccessibility, Property

Disposition) _____ Victims of domestic violence _____ Substandard housing _____

Homelessness _____ High rent burden _____ Other preferences (select all that

apply) _____ Working families and those unable to work because of age or disability

_____ Veterans and veterans' families _____ Residents who live and/or

work in the jurisdiction _____ Those enrolled currently in educational, training, or

upward mobility programs _____ Households that contribute to meeting income

goals (broad range of incomes) _____ Households that contribute to meeting income

requirements (targeting) _____ Those previously enrolled in educational, training, or

upward mobility programs _____ Victims of reprisals or hate crimes _____

Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements: _____ The

PHA applies preferences within income tiers _____ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply) _____ The PHA-

resident lease _____ The PHA's Admissions and (Continued) Occupancy policy _____

PHA briefing seminars or written materials _____ Other source (list) _____ b. How

often must residents notify the PHA of changes in family composition? (select all

that apply) _____ At an annual reexamination and lease renewal _____ Any time

family composition changes _____ At family request for revision _____ Other

(list) **(6) Deconcentration and Income Mixing** a. _____ Yes _____ No: Did the PHA's

analysis of its family (general occupancy) _____ developments to determine

concentrations of poverty indicate _____ the need for measures to promote

deconcentration of poverty or income mixing?b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?c. If the answer to b was yes, what changes were adopted? (select all that apply) ☐ Adoption of site based waiting lists ☐ If selected, list targeted developments below: ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments ☐ If selected, list targeted developments below: ☐ Employing new admission preferences at targeted developments ☐ If selected, list targeted developments below: ☐ Other (list policies and developments targeted below)d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?e. If the answer to d was yes, how would you describe these changes? (select all that apply) ☐ Additional affirmative marketing ☐ Actions to improve the marketability of certain developments ☐ Adoption or adjustment of ceiling rents for certain developments ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing ☐ Other (list below)f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply) ☐ Not applicable: results of analysis did not indicate a need for such efforts ☐ List (any applicable) developments below:g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply) ☐ Not applicable: results of analysis did not indicate a need for such efforts ☐ List (any applicable) developments below:

B. Section 8 ** Information
*unmodified from FY 2000 Agency Plan*Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).****(1) Eligibility**a. What is the extent of screening conducted by the PHA? (select all that apply) ☒ Criminal or drug-related activity only to the extent required by law or regulation ☐ Criminal and drug-related activity, more extensively than required by law or regulation ☐ More general screening than criminal and drug-related activity (list factors below) ☐ Other (list below) b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)e. Indicate what kinds of information you share with prospective landlords? (select all that apply) ☒ Criminal or drug-related activity ☐ Other (describe below) **(2) Waiting List Organization**a.

With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

assistance waiting list merged? (select all that apply)		

Extensions: A family may request an extension of the Certificate/Voucher time period. All requests for extensions must be received prior to the expiration date of the Certificate/Voucher. Extensions are permissible at the discretion of the Authority up to a maximum of 120 days, primarily for these reasons:

- * Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.
- * The Authority is satisfied that the family has made reasonable efforts to locate a unit, including seeking the assistance of the Authority, throughout the initial sixty-day period. A completed search record is required.
- * The family was prevented from finding a unit due to disability accessibility requirements. The Search Record is part of the required verification.

The Authority grants extensions in one or more increments. Unless approved by the Executive Director, no more than two extensions of thirty days or less will be granted.

The Authority will not request HUD approval to extend Certificate or Voucher beyond an additional 60 days.

(4) Admissions Preferences

a. Income targeting

___ Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ___ Yes ___ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
- ___ Substandard housing
- ___ Homelessness
- ___ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ___ Working families and those unable to work because of age or disability
- ___ Veterans and veterans' families
- X Residents who live and/or work in your jurisdiction
- ___ Those enrolled currently in educational, training, or upward mobility programs
- ___ Households that contribute to meeting income goals (broad range of incomes)

- ☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
 ☐ Victims of reprisals or hate crimes
 ☒ Other preference(s) (list below)
 ☒ Non-Residents who work in jurisdiction

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

_____ Date and Time

Former Federal preferences

- ☒ 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) - Residents
 ☒ 2 Victims of domestic violence - Residents
 _____ Substandard housing
 _____ Homelessness
 _____ High rent burden
 ☒ 5 Involuntary Displacement - Non-Residents
 ☒ 6 Victims of Domestic Violence - Non-Residents

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
 _____ Veterans and veterans' families
 ☒ 4 Residents who live in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
 _____ Households that contribute to meeting income requirements (targeting)
 _____ Those previously enrolled in educational, training, or upward mobility programs
 _____ Victims of reprisals or hate crimes
 _____ Other preference(s) (list below)
 ☒ 3 Residents who live and work in your jurisdiction
 ☒ 7 Non-Residents who work in your jurisdiction

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the

jurisdiction" (select one)

- ☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs N/A

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☐ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing N/A (Section 8 Only)

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- _____ \$0
 _____ \$1-\$25
 _____ \$26-\$50

2. _____ Yes _____ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

a. Rents set at less than 30% than adjusted income

1. _____ Yes _____ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

_____ For the earned income of a previously unemployed household member

_____ For increases in earned income

_____ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

_____ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

_____ For household heads

_____ For other family members

_____ For transportation expenses

_____ For the non-reimbursed medical expenses of non-disabled or non-elderly families

_____ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

_____ Yes for all developments

_____ Yes but only for some developments

_____ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- ☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
☐ Other (list below)

- g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- ☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

***Information unmodified from FY 2000 Agency Plan*

(1) Payment Standards

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
☒ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management **Exempt from Small PHA Plan Update* [24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures **Exempt from Small PHA Plan Update*

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. ____ Yes ____ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

____ PHA main administrative office
 ____ PHA development management offices
 ____ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ____ Yes ____ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

____ PHA main administrative office

_____ Other (list below)

7. Capital Improvement Needs N/A (Section 8 Only)

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

_____ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

_____ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

a. _____ Yes _____ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

_____ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

_____ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) N/A

_____ Yes _____ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 _____ Revitalization Plan under development
 _____ Revitalization Plan submitted, pending approval
 _____ Revitalization Plan approved
 _____ Activities pursuant to an approved Revitalization Plan underway

____ Yes ____ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

____ Yes ____ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

____ Yes ____ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition N/A (Section 8 Only)

[24 CFR Part 903.7 9 (h)]

1. ____ Yes ____ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

____ Yes ____ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table?

(If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	

2. Activity type: <input type="checkbox"/> Demolition <input type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families
or Families with Disabilities or Elderly Families and Families
with Disabilities N/A (Section 8 Only)**

[24 CFR Part 903.7 9 (i)]

1. ☐ Yes ☐ No: **Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)**

2. Activity Description
☐ Yes ☐ No: **Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.**

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: <input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
1. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

N/A (Section 8 Only)

[24 CFR Part 903.7 9 (j)]

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

11. Homeownership Programs Administered by the PHA

N/A (Section 8 Only)

[24 CFR Part 903.7 9 (k)]

A. Public Housing

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs

administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

____ Yes ____ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ____ Yes ____ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to

component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

____ Yes ____ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ____ 25 or fewer participants
____ 26 - 50 participants
____ 51 to 100 participants
____ more than 100 participants

b. PHA established eligibility criteria

____ Yes ____ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

**See Attachment “H” for information/criteria regarding the Authority’s current
Down
Payment-Based
Homeownership
Program.**

12. PHA Community Service and Self-sufficiency Programs

***Exempt from Small PHA Plan Update
[24 CFR Part 903.7 9 (l)]*

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

____ Yes ____ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that

- apply)
- _____ Client referrals
- _____ Information sharing regarding mutual clients (for rent determinations and otherwise)
- _____ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- _____ Jointly administer programs
- _____ Partner to administer a HUD Welfare-to-Work voucher program
- _____ Joint administration of other demonstration program
- _____ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- _____ Public housing rent determination policies
- _____ Public housing admissions policies
- _____ Section 8 admissions policies
- _____ Preference in admission to section 8 for certain public housing families
- _____ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- _____ Preference/eligibility for public housing homeownership option participation
- _____ Preference/eligibility for section 8 homeownership option participation
- _____ Other policies (list below)

b. Economic and Social self-sufficiency programs

- _____ Yes _____ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ____ Yes ____ No:

If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

- The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
 - ____ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ____ Informing residents of new policy on admission and reexamination
 - ____ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ____ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- _____ Establishing a protocol for exchange of information with all appropriate TANF agencies
_____ Other: (list below)

13. PHA Safety and Crime Prevention Measures N/A (Section 8 Only)

[24 CFR Part 903.7 9 (m)]

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)
 - _____ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - _____ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - _____ Residents fearful for their safety and/or the safety of their children
 - _____ Observed lower-level crime, vandalism and/or graffiti
 - _____ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - _____ Other (describe below)
2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).
 - _____ Safety and security survey of residents
 - _____ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - _____ Analysis of cost trends over time for repair of vandalism and removal of graffiti
 - _____ Resident reports
 - _____ PHA employee reports
 - _____ Police reports
 - _____ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
 - _____ Other (describe below)
3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

OMB Approval No: 2577-0226
Expires: 03/31/2002

14. RESERVED FOR PET POLICY
prior to receipt of PHDEP funds.

1. List the crime prevention activities the PHA has undertaken or plans to undertake:
(select all that apply)
☐ Contracting with outside and/or resident organizations for the provision of
crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)
2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☐ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename:)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

**Exempt from Small PHA Plan Update*

[24 CFR Part 903.7 9 (p)]

1. ____ Yes ____ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ____ Yes ____ No: Was the most recent fiscal audit submitted to HUD?
3. ____ Yes ____ No: Were there any findings as the result of that audit?
4. ____ Yes ____ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. ____ Yes ____ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management N/A (Section 8 Only)

[24 CFR Part 903.7 9 (q)]

1. ____ Yes ____ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
____ Not applicable
____ Private management
____ Development-based accounting
____ Comprehensive stock assessment
____ Other: (list below)
3. ____ Yes ____ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - ☒ Attached at Attachment (File name) **See Attachment "C"**
 - ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 - ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
 - ☐ The PHA changed portions of the PHA Plan in response to comments
 - ☐ List changes below:
 - ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
See Attachment "G"
2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
 - ☐ Candidates were nominated by resident and assisted family organizations
 - ☐ Candidates could be nominated by any adult recipient of PHA assistance
 - ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
 - ☐ Other: (describe)
- b. Eligible candidates: (select one)
 - ☐ Any recipient of PHA assistance
 - ☐ Any head of household receiving PHA assistance
 - ☐ Any adult recipient of PHA assistance
 - ☐ Any adult member of a resident or assisted family organization
 - ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: (provide name here) **Old Bridge Township**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - See Attachment "E"**
 - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - See Attachment "E"**

D. Other Information Required by HUD